



**Office of the Fire Marshal
Fairfax County, VA
APPROVED**

Date: 7/18/2025

Reviewer: Michael Paruti

Record #: FTWNFR-SITE-2025-00034

Unit #	Unit SQFT	Business Name	Hours of Operation
100/100A	13181	Speakeasy Rest.	M-Su 11-2 AM
200	1741	T. Trang DDS	M-Th 7:30-4
202	1012	Vacant	
204	1152	Capital Esthetics	M 7-3 Tu-W 9-5 Th 8:30-6 F 7-3
205	1872	Izadi & Anousfar Dentist	M 9-5 Tu 9-2 We Cl Th 9-2 F 9-2
300/302	4052	Orthopaedic Sports Medicine Richard Gaertner MD	M-F 10-4
306	1829	Amerprise	M-F 9-6

EXISTING PARKING SPACES: 103 PARKING SPACES

MINIMUM REQUIRED PARKING SPACES FOR COMMERCIAL AND RELATED USES:

OFFICE SPACES: 19,900 SF/ 1 SPACE FOR EACH 200 SF= 100 PARKING SPACES

RESTAURANT:

FIRST FLOOR:

INDOOR SEATING: 197 SEATS / 1 PARKING SPACE FOR EVERY 4 SEATS = 49 PARKING SPACES

OUTDOOR SEATING: 103 SEATS / 1 PARKING SPACE FOR EVERY 4 SEATS = 26 PARKING SPACES

BASEMENT: (STORAGE SPACE)

OFFICE SPACE: 100 PARKING SPACES REQUIRED

RESTAURANT: 75 PARKING SPACES REQUIRED

TOTAL: 175 PARKING SPACES REQUIRED

RESTAURANT SEAT COUNT:

FIRST FLOOR

INDOOR SEAT COUNT

LOOSE SEATS: 86
 BAR STOOLS: 44
 BANQUETTE: 39
 BOOTH: 16
 COMMUNITY TABLE: 12

TOTAL:197

OUTDOOR SEAT COUNT

LOOSE SEATS: 74
 BAR STOOLS: 5
 COMMUNITY TABLE: 24

TOTAL:103

TOTAL SEAT COUNT: 300

Kimberly Permits

Kimberly Shanklin
 9555 Saintsbury Drive
 Fairfax VA 22031

Bear Branch Tavern Valet Parking
 133 Maple Avenue East

Dear Mike Paruti,
 Fire Marshalls Office

Narrative for Parking Permit

Bear Branch will be using the Downstairs Event space 2-3 times a week. So on the average 12-14 times a month. Hours depend on the event. 3-4 hours per event generally. Max number for the Valet parking are 11 cars as drawn on the site plan. See attached site plan.

Thank you,

Sincerely,
 Kimberly Shanklin
 Permit Expediter

█ = FIRE DEPARTMENT ACCESS TO BE KEPT CLEAR AT ALL TIMES

▭ = VALET-PARKED VEHICLE

Architect
HapstakDemetriou+
 ARCHITECTURE | DESIGN
 2715 M St NW, 4th Fl
 Washington, DC 20007
 www.hd-ad.com
 202.333.9038

Engineer / Consultant

Project No. 18039

133 Maple Ave

133 MAPLE AVENUE EAST
 VIENNA, VA 22180



PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF
 Commonwealth of Virginia
 LICENSE NUMBER: 401016435
 EXPIRATION DATE: 06/30/2029.

REV DATE DESCRIPTION

SITE PLAN PROPOSED

SK.02

Printed: 8/21/25
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File Name: "Volume\Shared\18039_133 Maple Ave\180709_133 Maple Ave.dwg" Layout: SK.02 SITE PLAN PROPOSED Printed Date: 8/21/25 at 5:14 PM

